

**IN THE UNITED STATES DISTRICT COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

PENNEAST PIPELINE COMPANY, LLC	CIVIL ACTION
Plaintiff,	No. 18-cv-508
vs.	
A PERMANENT EASEMENT OF 0.75 ACRES ± AND A TEMPORARY EASEMENT OF 1.01 ACRES ± IN LOWER SAUCON TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA, TAX PARCEL NO. N8-14-9, et al	
Defendants.	

ORDER

AND NOW, on this 17th day of September, 2019, upon consideration of Plaintiff's Motion for Summary Judgment and the Landowners' opposition thereto, as well as the documents and arguments submitted in reference thereto, the Motion is hereby **GRANTED**.

IT IS HEREBY ORDERED that PennEast Pipeline Company, LLC, has the substantive right to condemn the following as set forth on Exhibit A:

Tax Parcel Number N8-14-9

1. A permanent right of way and easement of 0.75 acres ± for the purpose of constructing, operating, maintaining, altering, repairing, changing the size of, replacing and removing a 36-inch diameter pipeline and all related equipment and appurtenances thereto (including but not limited to meters, fittings, tie-overs, valves, cathodic protection equipment and launchers and receivers) for the

transportation of natural gas, or its byproducts, and other substances as approved by the FERC Order; and conducting all other activities as approved by the FERC Order; together with all rights and benefits necessary for the full enjoyment and use of the right of way and easement. Further, Defendants shall not excavate, change the grade of or place any water impoundments or structures on the right of way and easement without the written consent of Plaintiff, nor may Defendants plant any trees, including trees considered as a growing crop, on the permanent right of way and easement; or use said permanent right of way or any part thereof in such a way as to interfere with Plaintiff's immediate and unimpeded access to said permanent right of way, or otherwise interfere with Plaintiff's lawful exercise of any of the rights herein granted without first having obtained Plaintiff's approval in writing; and Defendants will not permit others to do any of said acts without first having obtained Plaintiff's approval in writing. Plaintiff shall have the right from time to time at no additional cost to Defendants to cut and remove all trees including trees considered as a growing crop, all undergrowth and any other obstructions that may injure, endanger or interfere with the construction and use of said pipeline and all related equipment and appurtenances thereto;

2. A temporary workspace easement totaling 1.01 acres \pm as described on Exhibit A for use during the pipeline construction and restoration period only for the purpose of ingress, egress and regress and to enter upon, clear off and use for construction and all activities required by the FERC Order;
3. The Rights of Way shall include permanent rights of ingress to and egress from the Permanent Right of Way.

Tax Parcel Number N8-14-9G

1. A permanent right of way and easement of 0.43 acres \pm for the purpose of constructing, operating, maintaining, altering, repairing, changing the size of, replacing and removing a 36-inch diameter pipeline and all related equipment and appurtenances thereto (including but not limited to meters, fittings, tie-overs, valves, cathodic protection equipment and launchers and receivers) for the transportation of natural gas, or its byproducts, and other substances as approved by the FERC Order; and conducting all other activities as approved by the FERC Order; together with all rights and benefits necessary for the full enjoyment and use of the right of way and easement. Further, Defendants shall not excavate, change the grade of or place any water impoundments or structures on the right of way and easement without the written consent of Plaintiff, nor may Defendants plant any trees, including trees considered as a growing crop, on the permanent right of way and easement; or use said permanent right of way or any part thereof in such a way as to interfere with Plaintiff's immediate and unimpeded access to said permanent right of way, or otherwise interfere with Plaintiff's lawful exercise of any of the rights herein granted without first having obtained Plaintiff's approval in writing; and Defendants will not permit others to do any of said acts without first having obtained Plaintiff's approval in writing. Plaintiff shall have the right from time to time at no additional cost to Defendants to cut and remove all trees including trees considered as a growing crop, all undergrowth and any other obstructions that may injure, endanger or interfere with the construction and use of said pipeline and all related equipment and appurtenances thereto;
2. A temporary workspace easement totaling 0.63 acres \pm as described on Exhibit A for use during the pipeline construction and restoration period only for the purpose of ingress, egress and regress and to enter upon, clear off

and use for construction and all activities required by the FERC Order; and

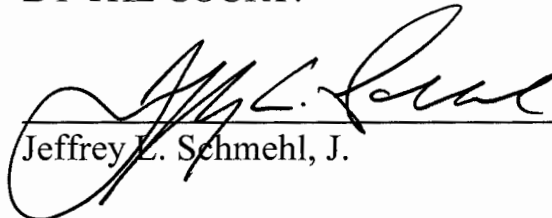
3. The Rights of Way shall include permanent rights of ingress to and egress from the Permanent Rights of Way.

Tax Parcel Number N8-14-9H

1. A permanent right of way and easement of 0.66 acres \pm for the purpose of constructing, operating, maintaining, altering, repairing, changing the size of, replacing and removing a 36-inch diameter pipeline and all related equipment and appurtenances thereto (including but not limited to meters, fittings, tie-overs, valves, cathodic protection equipment and launchers and receivers) for the transportation of natural gas, or its byproducts, and other substances as approved by the FERC Order; and conducting all other activities as approved by the FERC Order; together with all rights and benefits necessary for the full enjoyment and use of the right of way and easement. Further, Defendants shall not excavate, change the grade of or place any water impoundments or structures on the right of way and easement without the written consent of Plaintiff, nor may Defendants plant any trees, including trees considered as a growing crop, on the permanent right of way and easement; or use said permanent right of way or any part thereof in such a way as to interfere with Plaintiff's immediate and unimpeded access to said permanent right of way, or otherwise interfere with Plaintiff's lawful exercise of any of the rights herein granted without first having obtained Plaintiff's approval in writing; and Defendants will not permit others to do any of said acts without first having obtained Plaintiff's approval in writing. Plaintiff shall have the right from time to time at no additional cost to Defendants to cut and remove all trees including trees considered as a growing crop, all undergrowth and any other obstructions that may injure, endanger or interfere with the construction and use of said pipeline and all related equipment and appurtenances thereto;

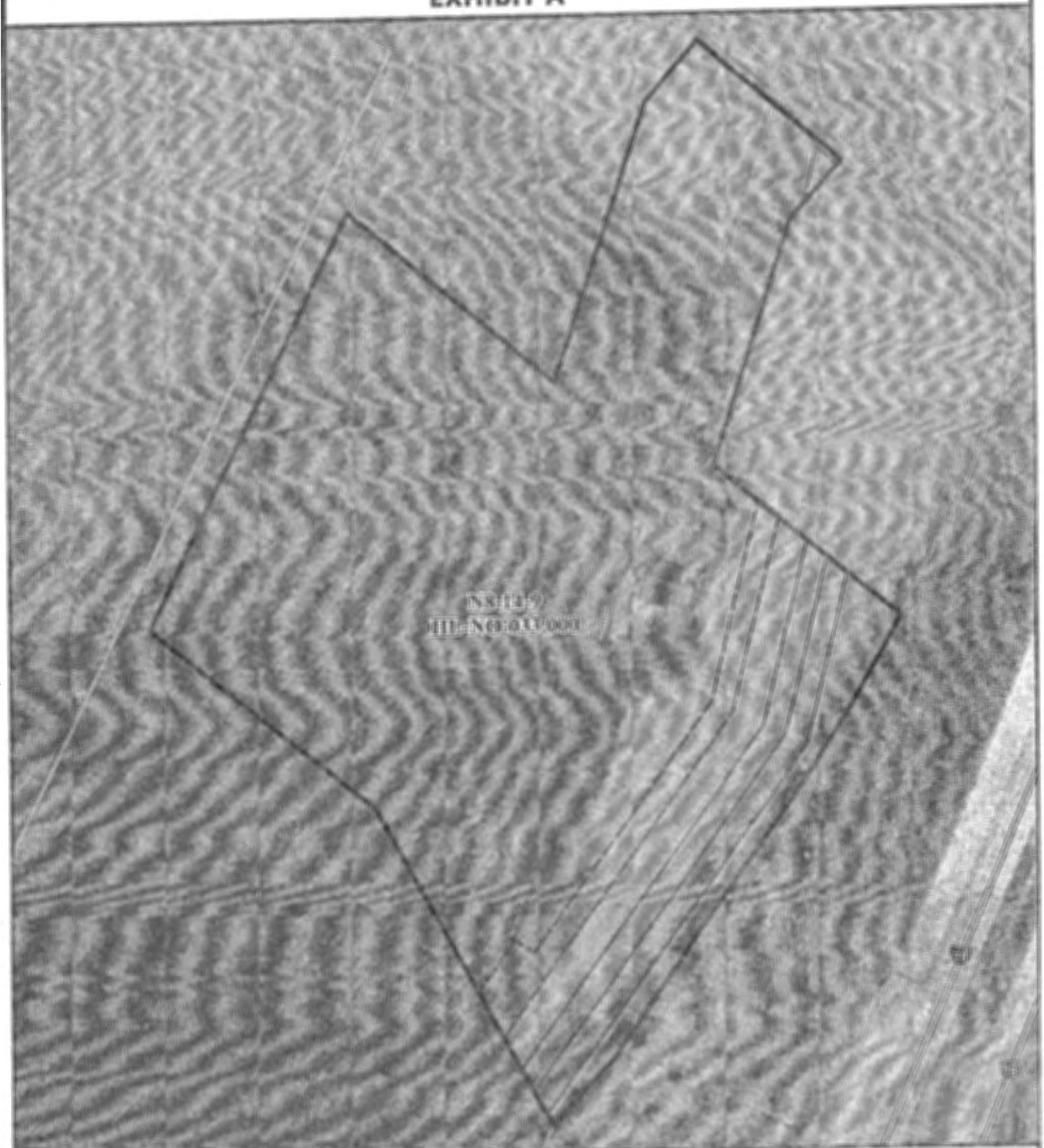
2. A temporary workspace easement totaling 0.77 acres \pm as described on Exhibit A for use during the pipeline construction and restoration period only for the purpose of ingress, egress and regress and to enter upon, clear off and use for construction and all activities required by the FERC Order;
3. The Rights of Way shall include permanent rights of ingress to and egress from the Permanent Right of Way.

BY THE COURT:



Jeffrey L. Schmehl, J.

EXHIBIT A



Legend

- Proposed Pipeline
- Substantive Easement Work Area
- Right-of-Way Work Area
- Permanent Easement

80 Feet



Date:	8/11/2017	Temporary Workspace (Ac):	0.59
Line List No:	HL-N03-033-000	Additional Temporary Workspace (Ac):	0.42
Parcel No:	NB-14-9	Permanent Easement (Ac):	0.75
Pipeline Length (feet):	657.61	Limits of Disturbance (Ac):	1.76

MAPS, SURVEY, LOCATION OF EASEMENTS AND EASEMENTS BY THE STATE OF TEXAS, INC. (STATE OF TEXAS) IS A SERVICE OF THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT). THE STATE OF TEXAS, INC. (STATE OF TEXAS) IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA OR THE RESULTS OF THE ANALYSIS. THE STATE OF TEXAS, INC. (STATE OF TEXAS) IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA OR THE RESULTS OF THE ANALYSIS.

EXHIBIT A



Legend

-  Proposed Pipeline
-  Landmark Boundary, Vantage
-  Temporary Work Area
-  Permanent Easement

30 Feet



Date:	8/11/2017	Temporary Workspace (Ac):	0.34
Line List No:	HL-NO-033.001	Additional Temporary Workspace (Ac):	0.29
Parcel No:	N8-14-9G	Permanent Easement (Ac):	0.43
Pipeline Length (feet):	372.66	Limit of Disturbance (Ac):	1.06

NOTES: AERIAL LOCATION OF CURRENTLY EXISTING PIPELINE AND PROPOSED PIPELINE ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THE LOCATION OF CURRENTLY EXISTING PIPELINE AND PROPOSED PIPELINE ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THE LOCATION OF CURRENTLY EXISTING PIPELINE AND PROPOSED PIPELINE ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.

EXHIBIT A



275

Feet



Legend

-  Proposed Corridor
-  Additional Temporary Workspace
-  Temporary Workspace
-  Proposed Easement

Date:	8/11/2017	Temporary Workspace (Ac):	0.52
Line List No:	HIL-NO-033.003	Additional Temporary Workspace (Ac):	0.25
Parcel No:	N8-14-98	Permanent Easement (Ac):	0.66
Pipeline Length (feet):	573.77	Limits of Disturbance (Ac):	1.43

NOTE: ACTUAL LOCATION OF EASEMENT IS DETERMINED BY THE APPLICABLE EASEMENT DOCUMENTS AND MAY BE DIFFERENT FROM THE LOCATION SHOWN ON THIS MAP. THE LOCATION OF THE EASEMENT IS SHOWN ON THIS MAP FOR INFORMATIONAL PURPOSES ONLY.